

CORNERSTONE

INDUSTRIAL CENTER

1987 PARK ROAD, PLANT CITY, FL 33563



FULLY ENTITLED AND PERMITTED AVAILABLE BUILD-TO-SUIT



PROPERTY OVERVIEW

TOTAL BUILDING SIZE

200,820 square feet, which can be demised down to 53,825 SF



SPECULATIVE OFFICES

One (1) office build-out is included, measuring 3,000 square feet, with two additional potential office areas available

Key Features

DOCK HIGH DOORS

The building offers an impressive 45 dock-high doors, facilitating efficient loading and unloading of goods and materials.

CLEAR HEIGHT

With a generous clear height of 32 feet, the property provides ample vertical space, allowing for flexible storage and operational requirements.

ESFR SPRINKLERS

Equipped with ESFR (Early Suppression, Fast Response) sprinkler system, the building ensures enhanced fire protection, reducing potential damage and minimizing downtime.

TRAILER PARKING STALLS

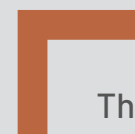
The property features 40 dedicated trailer parking stalls, enabling convenient storage and movement of trailers, fostering seamless logistics operations.

SECURED YARD

With a secured yard, the property offers enhanced safety and protection for valuable assets and inventory.

ELECTRICAL SERVICE CAPACITY

Boasting 2,000 amps of electrical service capacity, the facility provides robust electrical infrastructure to support a wide range of equipment and operations.



These features collectively create an exceptional industrial property suited for businesses requiring substantial warehouse and distribution capabilities. The building's size, dock high doors, clear height, sprinkler system, trailer parking, secured yard, and ample electrical capacity make it an ideal choice for companies seeking a modern, efficient, and secure facility to support their operations.

DISCOVER PLANT CITY, FLORIDA

A Driveable City Near the
Vibrant Heart of Tampa!

SITE PLAN



WHY PLANT CITY

Business-Friendly Environment

- Favorable tax rates and incentives
- Active collaboration with local businesses for growth and development

Workforce Availability

- Diverse and skilled workforce
- Educational institutions provide relevant skills and knowledge

Supportive Business Community

- Tight-knit and supportive business community
- Networking opportunities, resources, and advocacy from local organizations

Infrastructure and Connectivity

- Well-maintained road networks and proximity to major highways
- Reliable utilities, high-speed internet, and modern business facilities

Quality of Life

- Desirable living environment with small-town charm and access to natural beauty
- Attractive for attracting and retaining top talent

*Contact information for inquiries
and leasing opportunities:*

CBRE:

Kris Courier

kris.courier@cbre.com

813 273 8442

FORTRESS COMMERCIAL:

Kostas Stoilas

kostas@fortress-cre.com

239 822 7816

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In summary, Cornerstone Industrial Center in Plant City, FL offers an exceptional industrial property for businesses with substantial warehouse and distribution needs. With its size, dock high doors, clear height, sprinkler system, trailer parking, secured yard, and electrical capacity, it provides a modern, efficient, and secure facility for various operations. Moreover, Plant City's agricultural heritage, strategic location, business-friendly policies, skilled workforce, robust infrastructure, supportive community, and high quality of life make it an attractive destination for businesses seeking growth, success, and a strong sense of community.

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